FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT REGULAR MEETING – MONDAY, MAY 2, 2022 - 7:30 P.M.

FINAL AGENDA

Meeting Date: Monday, May 2, 2022

Meeting Time: 7:30 P.M.

Location: In Person: Municipal Building, 711 Broad Street, Florence

(Face Masks Are Encouraged)

OR: Zoom Meeting Information - Meeting Number: 973 5027 0751

Password: 2525

Join By Phone: 929-205-6099 OR

Find your local number: https://zoom.us/u/abZM4AB8tn

Join By PC:

https://zoom.us/j/97350270751?pwd=c1c5aEF6YVR0eHJGcFVENkhTa3ZFZz09

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ATTEND VIRTUALLY

- 1. CALL TO ORDER AND SALUTE TO THE FLAG
- 2. SUNSHINE STATEMENT
- 3. ROLL CALL
- 4. RESOLUTIONS
 - A. <u>Resolution ZB-2022-08</u>: Approval granted to Daniel Studzinski for Bulk Variance for side yard setback to construct a single-car addition to an existing 2-car garage on property located at 15 Tall Timber Lane, Florence Township; Block 160.04, lot 11.
- 5. MINUTES

Regular Meeting of April 4, 2022

- 6. CORRESPONDENCE
- 7. APPLICATIONS
 - A. <u>Application ZB#2022-05:</u> Application by Alex Kauriga & Christina Lynn for Impervious Coverage Variance to construct a 12' x 16' gazebo and 8' x 12' pool deck on property located at 325 E. Second Street, Florence; Block 74, Lot 3.02. *Application received 3/22/22*.

REPORTS/CORRESPONDENCE

ZB#2022-05A: Review letter dated 3/30/22 by Engineer Dougherty

B. <u>Application ZB#2021-16:</u> Revised Application by ASA Investment & Management LLC for Amended Use Variance for property located at 18/20 W. Front Street, Florence; Block 48, Lot 7. *Application received 3/23/33. This will be heard for Completeness Only.*

REPORTS/CORRESPONDENCE

ZB#2021-16A: Completeness review letter, No. 2, dated 4/4/22 by Engineer Dougherty

FINAL AGENDA

7. APPLICATIONS (continued)

C. <u>Application ZB#2021-14</u>: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Use Variance to construct a warehouse in Mansfield Township with basins, parking and associated improvements to be located in Florence Township on property located at 1091 Florence Columbus Road, Florence Township. (Wainwright Tract); Block 167.01, Lots 2.01, 2.05, 3.01, 3.02 & 4. *Application received* 10/20/21. *Deemed Complete at the* 12/6/21 meeting. *Heard at* 2/7/22 meeting, continued to 3/7/22, 4/4/22, and 5/2/22 meeting.

REPORTS/CORRESPONDENCE

ZB#2021-14A: Review memo from Police Chief Boldizar dated 11/8/21

ZB#2021-14B: Review memo from Environmental Commission dated 11/23/21

ZB#2021-14C: Review letter from Engineer Dougherty dated 12/17/21

ZB#2021-14D: Review letter from Fire Marshal Richardson dated 12/17/21

ZB#2021-14E: Review letter from Planner Fegley dated 12/20/21

ZB#2021-14F: Review letter #2 from Fire Marshal Richardson dated 03/8/22

ZB#2021-14G: Review letter #2 from Engineer Dougherty dated 4/22/22

ZB#2021-14H: Response to Planner Fegley's 12/20/21 letter

ZB#2021-14I: Review letter #2 from Planner Fegley dated 4/285/22

D. <u>Application ZB#2021-13</u>: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Height Variance to construct two warehouses, a portion of one will be located in Mansfield Township, on property located at 2115 Burlington Columbus Road, Florence Township. (Lounsberry Tract); Block 168, Lots 5.01, 5.02, 6, 8 & 11. *Application received 10/27/21. Deemed complete at the 12/6/21 meeting. Adjourned to 3/7/22, 4/4/22, and 5/2/22 meetings.*

REPORTS/CORRESPONDENCE

ZB#2021-13A: Review memo from Police Chief Boldizar dated 11/8/21

ZB#2021-13B: Review memo from Environmental Commission dated 11/23/21

ZB#2021-13C: Review letter from Engineer Dougherty dated 12/17/21

ZB#2021-13D: Review letter from Fire Marshal Richardson dated 12/17/21

ZB#2021-13E: Review letter from Planner Fegley dated 12/20/21

E. <u>Application ZB#2022-02</u>: Application by 2039 Route 130 Florence LLC for a Use Variance and Minor Site Plan with Bulk Variances to expand the existing building on site and operate a truck repair facility on property located at 2039 Route 130, Florence Township; Block 159, lot 4.01. *Application received* 1/31/2022.

REPORTS/CORRESPONDENCE

ZB#2022-02A: Completeness review letter dated 2/24/22 from Engineer Dougherty

ZB#2022-02B: Review memo dated 3/11/22 from the Environmental Commission

ZB#2022-02C: Review memo dated 3/14/22 from Police Chief Boldizar

ZB#2022-02D: Review letter dated 3/24/22 from Engineer Dougherty

ZB#2022-02E: Review letter dated 3/24/22 from Planner Fegley

ZB#2022-02F: Review letter dated 4/20/22 from Fire Marshal Richardson

- 8. OTHER BUSINESS
- 9. PUBLIC COMMENTS
- 10. ADJOURNMENT